

MINUTE ITEM  
This Calendar Item No. C25  
was approved as Minute Item  
No. 25 by the State Lands  
Commission by a vote of 2  
to 0 at its 12/13/88  
meeting

CALENDAR ITEM

A 58

C 25

12/13/88  
PRC 6457  
Lipphardt

S 29

AMENDMENT OF GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Guided Discoveries, Inc.  
dba Catalina Island Marine Institute  
Attn: Ross Turner  
P.O. Box 796  
Avalon, California 90704

AREA, TYPE LAND AND LOCATION:  
A 2.286-acre parcel of tide and submerged land  
located at Toyon Bay, Santa Catalina Island,  
Los Angeles County.

LAND USE: Construction, operation, and maintenance of a  
pier, floats and swimline used in conjunction  
with upland camp program.

TERMS OF ORIGINAL PERMIT:  
Initial period: Ten years beginning January 1,  
1982.

Public liability insurance: Combined single  
limit coverage of \$1,000,000.

Consideration: \$50 per annum plus the public  
benefit; five-year rent  
review.

TERMS OF PROPOSED AMENDMENT:

The amendment expands the  
permit area to provide for  
the increased length of the  
reconstructed pier and  
attendant facilities.

CALENDAR ITEM NO. C 25 (CONT'D)

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:  
Applicant is lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
Processing costs have been received.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Code Regs.: Title 2, Div. 3;  
Title 14, Div. 6.

AB 884: 04/05/89.

OTHER PERTINENT INFORMATION:

1. On January 1, 1982, the State Lands Commission authorized Lease PRC 6457 to the School of the Pacific Islands for educational and recreational facilities used in conjunction with upland camp program. On September 26, 1985, the Commission authorized an assignment of the lease to Guided Discoveries, Inc., dba Catalina Island Marine Institute (CIMI). Winter storms destroyed a 60-foot section of the pier necessitating reconstruction of the pier. Applicant now desires to reconstruct and lengthen the pier and floating dock, which requires amending the lease description to reflect the change in use area.
2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

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3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction (pier) and, Class 3, New Construction of Small Structure (dock), 2 Cal. Code Regs. 2905(b) and 2905(c)(1).

Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

4. The only local approval needed for this activity is a county building permit. The County does not issue their building permits until the Applicant has secured an entitlement to the property. The County will be issuing their permit once the Applicant has acquired a State Lands Commission amendment and approval by the California Coastal Commission.

FURTHER APPROVALS REQUIRED:  
California Coastal Commission.

EXHIBITS:           A. Land Description.  
                      B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 2, REPLACEMENT OR RECONSTRUCTION (PIER), AND CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURE (DOCK), 2 CAL. CODE REGS. 2905(b) AND 2905(c)(1).
2. AUTHORIZE ISSUANCE TO GUIDED DISCOVERIES, INC. DBA CATALINA ISLAND MARINE INSTITUTE, OF AN AMENDMENT THAT MODIFIES THE PERMIT AREA, EFFECTIVE DECEMBER 1, 1988; FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PIER, FLOATS AND SWIMLINE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF. ALL OTHER TERMS AND CONDITIONS OF LEASE PRC 6457 SHALL REMAIN IN FULL FORCE AND EFFECT.

EXHIBIT "A"  
LAND DESCRIPTION

PRC 6457.1

Those parcels of tide and submerged land in Toyon Bay on the northeasterly shore of Santa Catalina Island, Los Angeles County, California, described as follows:

PARCEL 1 - PIER AND SWIM AREA

BEGINNING at a point on the landward centerline of an existing pier having California Coordinate System Zone 7 coordinates of X = 4,180,600 and Y = 3,884,950; thence the following eight courses:

1. N 42° W, 18.0 feet
2. N 48° E, 348.0 feet
3. S 42° E, 18.0 feet to Point "A"; continuing
4. S 42° E, 18.0 feet
5. S 48° W, 118.0 feet
6. S 42° E, 768.0 feet
7. S 48° W, 230.0 feet
8. N 42° W, 786.0 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL 2 - MOORING LINE ANCHORS

A 40 foot semi-circular parcel, the radius point being at the above mentioned Point "A"; said semi-circular parcel lying northeasterly of a line bearing S 42° E and passing through said Point "A".

PARCEL 3 - MOORING BUOYS

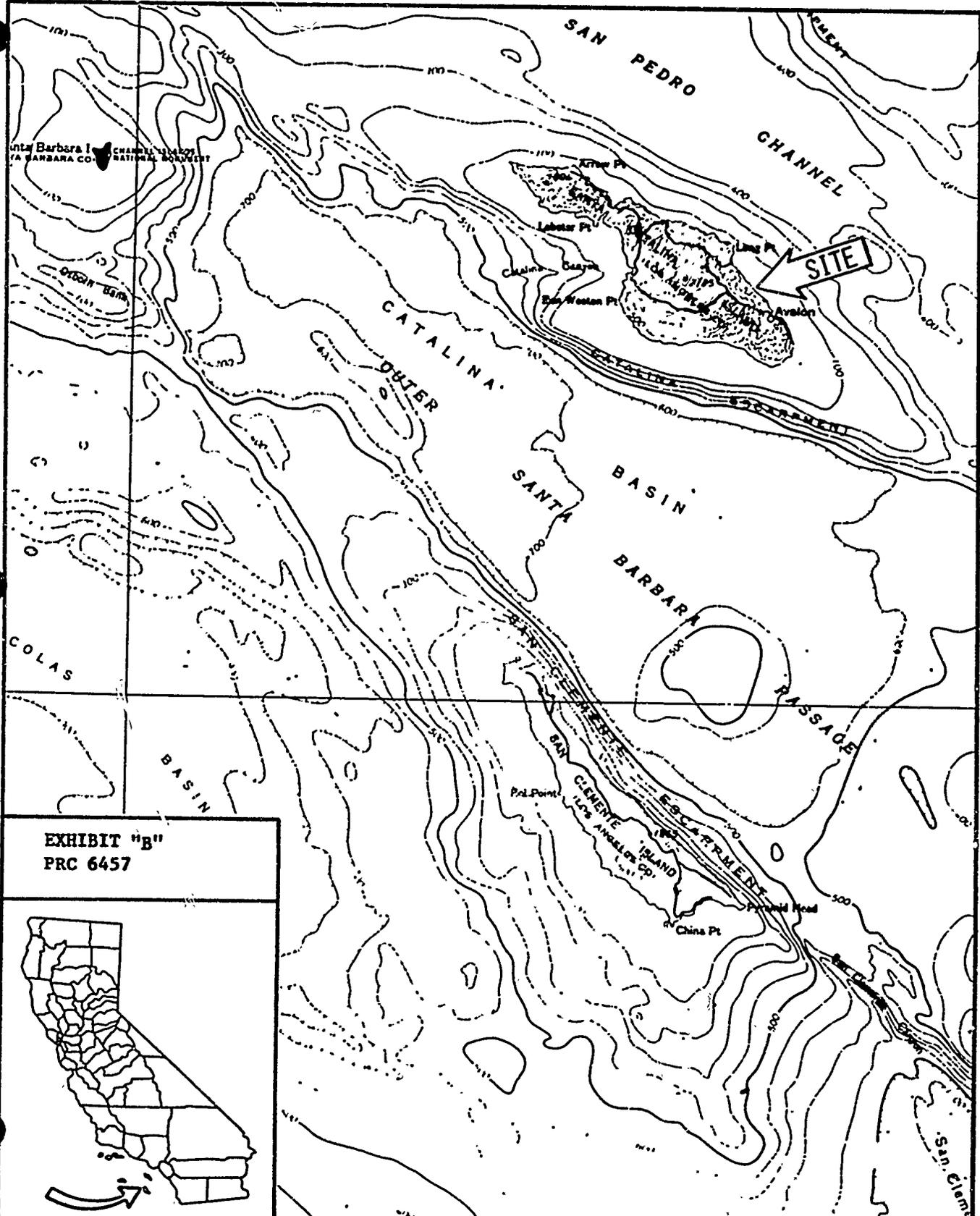
Six circular parcels of submerged land 40 feet in diameter lying approximately 100 feet northerly of above described Parcel 1.

This description is based on the California Coordinate System, Zone 7.

END OF DESCRIPTION

REVISED SEPTEMBER 19, 1988 BY BIU #1

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Santa Barbara Island Channel Station  
 (A BARBARA CO. NATIONAL MONUMENT)

EXHIBIT "B"  
 PRC 6457

